

**MINUTES**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**Wednesday, May 7, 2008, 6:30 p.m.**  
**Town Hall Conference Room #1**

- 1) **Call to Order** – Mr. Bockstael called the meeting to order at 6:30 p.m.
- 2) **Roll Call** - Members in attendance: Bruce Bockstael, Andrea Boyle, Jay Hallinan, and Steve Hine. Also present: Denise Bradley, Assistant Planner  
  
Members absent: Joe Hickey, Tony Margiotta.
- 3) **Public Comments** - There was no one from the public in attendance.
- 4) **Minutes** – Minutes of the April 2, 2008 meeting. Mr. Bockstael asked if there were corrections needed for the draft minutes, and none were requested. Ms. Boyle motioned to approve the minutes, Mr. Bockstael seconded the motion and the vote showed all members in favor.

**5) PROJECT REVIEWS**

**5.1 APPLICATION NO. 114-2008** – Arby's Restaurant/Goff Brook Shops - seeking review of proposed construction of a drive-thru restaurant. This application was withdrawn just prior to the meeting, so there was no discussion.

**5.2 APPLICATION NO. 85-2007** – Phoenix Medical – seeking review of a proposed addition and associated site work for property located at 1260 Silas Deane Highway (Hartford Hospital). Present on behalf of Phoenix Medical was Mike Panek, and Kevin Johnson of Close, Jensen and Miller. The 2007 proposal was rejected by the Department of Environmental Protection on the basis of the wetlands impact. Phoenix Medical plans to revise its proposal, and wants to present the conceptual changes first to the Committee.

The changes are in the rear of the parcel and are aimed at decreasing the amount of parking area and the impacts to wetlands. Some of the parking will be shifted to the south, on adjoining property also owned by Phoenix Medical. A more compact parking space size will be used, and the number of landscaped islands will be reduced.

Phoenix has already received and addressed comments from Northeast Utilities, owner of the adjoining electric power line right of way. Phoenix expects the expansion will provide jobs for 90 – 95 more employees.

The consensus of group discussion was that the Committee has no concerns with the revised proposal.

**6) Other Business –**

Ms. Bradley said that Paul Randazzo plans to request a change to mixed use zoning for the four adjacent parcels he owns at 322 – 334 Silas Deane Highway. However, Mr. Randazzo will first be developing a revised, complete site plan before pursuing the zoning change.

The Committee discussed how it has been handling the posting of telephone numbers on windows. A question came up about a new business in Town that posted its phone number in a window where the previous business had theirs.

The consensus of group discussion was that the Committee has not been allowing such telephone numbers for consistency with previous Committee decisions. Otherwise, such numbers are not a problem since they are essentially the same as posting the hours of operation. As long as the telephone number is not so large as to be readable from the street, and it is in the same place as the previous number, it is acceptable for the telephone number in the window at this new business.

The next regularly scheduled meeting for May 21, 2008 will be cancelled due to the lack of pending applications and schedule conflicts.

- 7) **Next Meeting Date:** June 4, 2008 (next regularly scheduled date after the May 21, 2008 meeting, now cancelled).
- 8) **Adjournment** – Ms. Boyle made a motion to adjourn the meeting at 7:10 p.m. Mr. Hine seconded, and the vote showed all in favor of adjournment.

Respectfully submitted,

Kevin T. Sullivan  
Committee Recording Secretary